047.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,249,100 / 1,249,100
					USE VALUE:	1,249,100 / 1,249,100
					ASSESSED:	1,249,100 / 1,249,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DILLION EILEEN --ETAL
Owner 2:	MONAGLE PAUL J & KATHLEEN
Owner 3:	
Street 1:	3 NEWTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3529 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4457.000	801,100	5,000	443,000	1,249,100
Total Card	0.102	801,100	5,000	443,000	1,249,100
Total Parcel	0.102	801,100	5,000	443,000	1,249,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.00 | /Parcel: 354.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33403
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3994!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	801,100	5000	4,457.	443,000	1,249,100		Year end	12/23/2021
2021	104	FV	765,600	5000	4,457.	443,000	1,213,600		Year End Roll	12/10/2020
2020	104	FV	765,600	5000	4,457.	443,000	1,213,600	1,213,600	Year End Roll	12/18/2019
2019	104	FV	560,600	5000	4,457.	470,700	1,036,300	1,036,300	Year End Roll	1/3/2019
2018	104	FV	560,600	5000	4,457.	343,300	908,900	908,900	Year End Roll	12/20/2017
2017	104	FV	526,600	5000	4,457.	299,000	830,600	830,600	Year End Roll	1/3/2017
2016	104	FV	526,600	5000	4,457.	254,700	786,300	786,300	Year End	1/4/2016
2015	104	FV	463,000	5000	4,457.	249,200	717,200	717,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:53:43

LAST REV

Date	Time
04/09/19	15:20:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19881-27		6/1/1989		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	33403
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2010	307	Renovate	26,950					INTO RENO / 3 BMT
3/17/2008	246	Manual	11,680			G9	GR FY09	re-build 2 rear po
1/19/1998	59		17,000					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	163	PATRIOT
3/14/2000	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4457		Sq. Ft.	Site		0	80.	1.24	1									442,969						443,000	

Total AC/HA:	0.10232	Total SF/SM:	4457	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	442,969	Spl Credit		Total:	443,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.94757688
Const Adj.:	0.99980003
Adj $ / SQ:	170.530
Other Features:	164737
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	839738
Depreciation:	38628
Depreciated Total:	801110

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

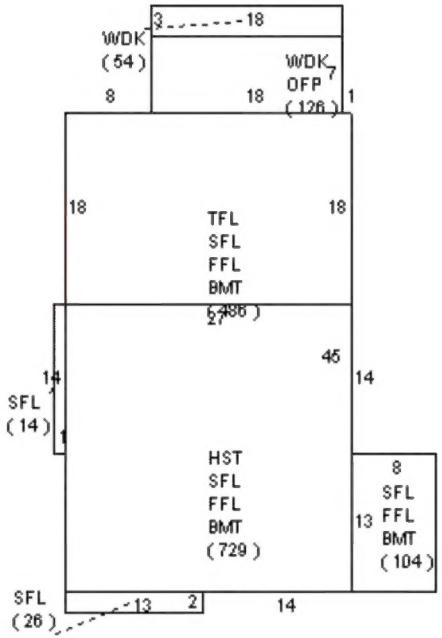
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.53
Special Features:	0	Val/Su Net:	155.43
Final Total:	801100	Val/Su SzAd	227.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,359	170.530	231,750
BMT	Basement	1,319	51.160	67,479
FFL	First Floor	1,319	170.530	224,929
TFL	Third Floor	486	170.530	82,877
HST	Half Story	365	170.530	62,158
WDK	Deck	180	11.550	2,080
OFP	Open Porch	126	29.590	3,728
	Net Sketched Area:	5,154	Total:	675,001
Size Ad	3528.5	Gross Area	5518	FinArea 3529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	FR	1960	5.60	T	51	104			300			300
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000

IMAGE

AssessPro Patriot Properties, Inc